

**Historic District Commission Meeting  
Monday, June 18, 2012  
Town Hall Meeting Room, Old Town Road.  
7:00 pm**

**Present:** Members: Chair William Penn, Vice Chair Martha Ball, Douglas Gilpin, Claire McQueeny, Dennis Riordan, Michael Ballard and Mark Vaillancourt. Terri Chmiel administrative assistant was present for the recording of the minutes.

**Call to Order**

Chair William Penn called the meeting to order at 7:05pm.

**Matters from the Public not on the Agenda**

No public comment at this time.

**Final Review – Certificate of Appropriateness:**

**Town of New Shoreham. Plat 6, Lot 118.** Application by Nancy Dodge of the Island Free Library for installation of a retaining wall.

Bain Transue excavating contractor and Connie La Rue Library Trustee presented. Mr. Transue discussed the scope of the design of the underground drainage system installed in the parking area. The next phase of the construction consists of demolishing the existing handicap ramp, installing a retaining wall at the face of the ramp and replacing sidewalk and railing. Mr. Transue acknowledged the retaining wall is less than 4 feet (4') at its tallest.

Mr. Gilpin reference the guidelines for consideration on page 24, (J) Siting, Hardscape, and Vistas, Fences: "Concrete walls and chain-link fences are discouraged. When used, they must be screened with dense landscaping." On page 19 of the guidelines, (G) Exterior Features, Details, "Foundations (stone, brick, and painted concrete)". Discussion ensued regarding a dense screening such as ivy or a painted retaining wall. Ms. La Rue asked for an extension to discuss with the Library Board of Trustees their preference for an appropriate screening.

Mr. Ballard made a motion seconded by Ms. McQueeny to defer action on the application for installation of a retaining wall at the Island Free Library based on the following condition:

- Not enough information received for the screening of the retaining wall.

7 Ayes (Penn, Ball, Gilpin, McQueeny, Riordan, Ballard and Vaillancourt)

0 Nays

**Island Enterprises, Inc. Plat 8, Lot 84-6.** Application by Glen S. Fontecchio for renovation of barn structure.

Glen S. Fontecchio, architect presented. Mr. Fontecchio is back before the board presenting options on the dormers and porch. He explained that he reworked the plan from the inside by squeezing a foot out of the floor; therefore allowing the dormer to be moved a foot back into the slope of the roof. Mr. Fontecchio discussed the porch detail by presenting two alternate treatments. Ms. Ball discussed with the applicant the north and south dormers lacking a symmetrical look.

Gilpin made a motion to approve Island Enterprises, Inc. Plat 8, Lot 84-6 for alterations of a barn structure at the Spring House based on the following findings of fact:

- The structure is within the Historic District and is a significant Island complex.
- The Town and State of Rhode Island Preservation Commission has historic easements on all the Spring House buildings.
- Alterations only to the barn.
- Agreement to alternate B in elevations with dormer setbacks.
- Deck version A with simple rail and diagonal braces.
- Architect has provided window and door detail information as required.

Mr. Vaillancourt seconded the motion.

6 Ayes (Penn, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt)

1 Nays (Ball)

Ms. Ball stated she is not in support of the porch additions that the north and south elevations were very well done and she believed the same degree of continuing symmetry could have been achieved on the east and west.

**Preliminary Review:**

**John S. Cusick. Plat 6, Lot 121.** Application by North Atlantic Builders for construction of garage/apartment.

Josh Redd owner of North Atlantic Builders is representing the owner. Mr. Redd explain that Marc Tillson, Building Official condemn the building and the building has been demolish. The applicant is proposing a two car garage two bedroom apartment. The footprint is 24'x24'. The existing barn will remain. Discussion ensued regarding dormers and the egress between the two buildings.

Mr. Gilpin made a motion for preliminary approval for Plat 6, Lot 121 for John S. Cusick based on the following finds of fact:

- The preliminary approval is for a 24x24 combination garage/apartment for plans dated June 4, 2012.
- The builder/applicant will have to follow the requirements for final approval.
- This is new construction within the Historic District.

- Determination of the egress and setbacks according to Zoning.
- Any alterations on the building the owner must come back before HDC.

Ms. McQueeney seconded the motion.

7 Ayes (Penn, Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt) 0 Nays

**Sign Application:**

**Traz Capital Partners LLC. Plat 6, Lot 99.** Application by Glenda Luck of Gustave White Sotheby's International Realty Sign to install replacement signs.

Glenda Luck agent for Gustave White Sotheby's International presented. Ms. Luck submitted a copy of a letter from the owner of the Figurehead building giving permission to request a modification of the 2001 sign plan.

Mr. Gilpin made a motion seconded by Mr. Riordan for Plat 6, Lot 99 for the Figurehead Building to accept the letter of June 15, 2012 from the new owners to accept the request to modify the 2001 sign plan.

7 Ayes (Penn, Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt) 0 Nays

Ms. Luck is proposing placement of two signs. One sign will be located on the front right hand side of the building on Water Street the maximum height of the letters will be 3inches (3") and the logo is less than 25% of the sign. The second sign located over the office door on the rear of the building the logo is less than 12%.

Mr. Gilpin made a motion for Plat 6, Lot 99 for approval for signs to be installed in two locations for Gustave White Sotheby's International Realty based on the following facts:

- Material/color/font/size of lettering conforms with section 504.
- The gross signage allowance is in conformance.
- The signs are to be set within the existing borders/paneling.

7 Ayes (Penn, Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt) 0 Nays

**Overlook Realty LLC. Plat 19, Lot 3.** Application by Danielle Duffy of Elevation Studio to install new signs.

Danielle Duffy of Elevation Studio presented. Ms. Duffy presented graphics of the existing sign from her old location of business. She is proposing a free standing two sided sign measuring 3'by2' and two wall signs. The location of the proposed circular sign will be on the marina side. Ms. Duffy acknowledges the logo will remain below 25%.

Mr. Vaillancourt made a motion for Plat 19, Lot 2 for installation of a free standing sign and two wall signs based on the following findings of fact:

- The sign over the entrance will remain the same in size.
- Oval sign on marina side is 20 feet (20') from the front of the building.
- Free standing sign measuring 2x3
- Logos less than 25% of the sign coverage.

Mr. Gilpin seconded the motion.

7 Ayes (Penn, Ball, Gilpin, McQueeney, Riordan, Ballard and Vaillancourt) 0 Nays

**Empire Productions, Inc. Plat 6, Lot 98.** Application by Sean Dugan of Block Market to install replacement sign.

Sean Dugan business owner of Block Market presented. Mr. Dugan is proposing 3 wall signs located between windows and doors and a sign to sit over the painted fudge sign.

Mr. Riordan made a motion for approval for Plat 6, Lot 98 for signs for Block Market based on the following findings of fact:

- Approval for construction of a large base to cover the painted fudge sign.
- The Block Market sign will attach to the base as reference above.
- Three (3) wall signs located above the door/windows
- Sign is within the conforming guidelines with the sign ordinance
- Refer to June 18, 2012 email referencing the smaller wall signs.

Mr. Gilpin seconded the motion.

5 Ayes (Penn, Ball, Gilpin, McQueeney, and Riordan) 2 Nays (Ballard and Vaillancourt)

### **New Business**

#### **Review and Act on Sign Application Form**

This item was deferred to next month.

#### **Establish Solar Panel Guidelines**

Suggestions were made to Reference 9 & 10 of the Secretary of the interior standards for rehabilitation and amend the guidelines on a case by case basis. Draft an amendment for the next meeting.

#### **Secretary's Report**

Ms. McQueeney asked for verification from Deborah Newcomb, property owner of the Figurehead Building of her signature.

## **Adjournment**

The meeting was adjourned at 9:15p.m. in a motion by Ms. McQueeny and seconded by Mr. Ballard.

7 Ayes (Penn, Ball, Gilpin, McQueeny, Riordan, Ballard and Vaillancourt)

0 Nays

Respectfully submitted,

Terri L. Chmiel

Administrative Assistant

Building & Land Use Department

Approved: July 16, 2012